

CREST-DEHESA-GRANITE HILLS-HARBISON CANYON SUBREGIONAL
PLANNING GROUP. Minutes of the meeting on 12 May 2008.

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San Diego County

DEPT. OF PLANNING & LAND USE

Item 1. Chairman Riggs called the meeting to order at 1900 hours and the Pledge of Allegiance was recited.

- Planning Group members Pasek, Knutson, Walls, Crocker, Riggs, Bretz, Vandover, Myrick, Hertel, Smith and Gabler were present, forming a quorum of 11.
- Planning Group member Ulm was absent, but excused. Planning Group members Bowen and Mulholland were absent, not excused. Seat 9 is vacant.
- The minutes for the meeting on 14 April 2008 were not available for review.
- There were no requests for expense reimbursement.

Item 2. Announcements. Chairman Riggs announced that:

- The Dehesa Valley Community Council regular meeting is at 7 pm, 2 June, at the Dehesa Fire Station; a guest speaker from the Padre Dam Municipal Water District will provide information on the costs associated with connecting to the Padre Dam water line installed along Harbison Canyon Road and Dehesa Road.
- The Department of Public Works recently sent a survey letter to all property owners along Rosalie Way to determine the feasibility of prohibiting parking along the road to maintain it free of obstructions.
- Odd number seats on the Planning Group are open for re-election in November; the period for filing for election to an open seat at the Registrar of Voters is 14 July through 18 August 2008.
- The Board of Supervisors will consider the Scott T-Mobile Cellular Telephone Antenna project on Wednesday, 14 May; T-Mobile has appealed the decision of the Planning Commission to deny approval of a Major Use Permit for the project.

Jeff Myrick, Harbison Canyon, announced that ground was broken for the new Harbison Canyon Fire Station on 11 May 2008; the building is scheduled to be delivered 15 June; grading and septic system permits are in hand; the building permit is still pending.

Item 3a. Open Forum. Mary Manning, Harbison Canyon, invited everyone to join the Harbison Canyon Lions Club in the Relay for Life at the Joan McQueen Middle School in Alpine from 9 am Saturday, 21 June until 9 am Sunday, 22 June; someone will be walking on the track continuously during that time period, since cancer never stops; also there will be a swap meet from 7 am until 1 pm at the Alpine Community Center on 21 June.

Item 3b. Group Forum. No one requested to speak.

<Chairman Wally Riggs announced that Agenda Item 8b and Agenda Item 8c would be considered next, out of normal agenda order. >

Item 8b. New Business. Granite Hills High School request for PLDO funds. Ms. Jamie Wright, Facilities Manager at Granite Hills High School, provided a handout and

description of the Granite Hills Stadium Project; the cost for the proposed turf field and 9-lane track will be approximately \$1,800,000. The discussion of this item included whether PLDO funds should be used for a projects at a tax-based school district, the concern that Granite Hills High School is not within the Subregion, and the lack of sufficient funds for the Subregion's parks. Mark Madson, Senior Park Planning Manager for the Department of Parks and Recreation stated that the County Counsel had developed a legal opinion that PLDO funds could be used for a project at a public high school in the Jamul-Dulzura Subregion since the majority of students attending the school resided in the PLDO area generating the funds. He thought a demographic study would be needed to support spending Crest-Dehesa-Granite Hills-Harbison Canyon PLDO funds on a project at Granite Hills High School.

Chairman Riggs decided to table this new business and consider it further as an item on the agenda of the June meeting.

Item 8c. New Business. Presentation by Melody Petersen, regarding ordinance change of Motor Home and Residential Vehicle parking and use. Chairman Riggs informed the Group that he received correspondence from Supervisor Jacobs concerning the revision of the ordinance governing the parking of Recreational Vehicles, Trailers and Motor Homes on private property; this included the information that the County Counsel is conducting a thorough review and rewriting of the Title 5 (Trailer) regulatory code that will be ready for the Board of Supervisors' consideration this summer.

Melody Petersen, resident of Crest, spoke to the Group about the limitations of the existing code governing trailers she thinks are outmoded and not justified: 1) parked trailers/RV's can not be larger than 8' wide by 40' long; 2) only one trailer/RV can be parked on a lot or parcel regardless of the property size; and 3) a parked trailer/RV can not be connected to water/gas/sewer service for more than 48 hours continuously, or for more than 28 days in a given year. She asked the Planning Group to consider supporting and advocating changes to the zoning ordinance regulating trailers.

Chairman Riggs stated that the Group will be involved with the current Title 5 revision process and invited Ms. Petersen to join this process of public discussion, review and hearings preceding the Board of Supervisors' consideration of the matter.

Item 4a. Committee Reports. 2020 General Plan Update. Jack Vandover reported that the Steering Committee has been reviewing the proposed Land Use Element of the 2020 General Plan that is presented in the 25 April 2008 "Draft Technical Review Revisions, County of San Diego, General Plan Land Use Element." Prepared by the Department of Planning and Land Use.

Item 6a. Public Project Proposal. General Plan Update, Village Limit Line/Village Boundary. Chairman Wally Riggs introduced this agenda item out of sequence due to its relation to the topic of Item 4a. Riggs displayed the current planning map depicting Village land use categories and commercially zoned property located in the Subregion. The Group's study of the map and discussion centered on errors in the mapping of current commercially zoned properties, and of current non-conforming commercial use. The Sycuan Tribe has recently purchased lands that include two parcels zoned for commercial

use in Dehesa Valley, a fact that complicates planning for an appropriate level of commercial development in the Subregion.

Chairman Riggs closed discussion of Item 6a and stated that he would ask DPLU to provide a representative to discuss the Village land use concept and commercial zoning at the next (June) \Planning Group meeting.

Item 4a, continued. Vandover continued the 2020 General Plan Update report, stating that on 28 April 200 the County posted a Notice of Intent to produce a Draft Environmental Impact Report (DEIR) for the 2020 General Plan Update, and on 15 May 2008 the Department of Planning and Land Use will conduct a public scoping meeting for this DEIR. He also reported that DPLU staff has produced a draft revision of the Crest-Dehesa-Granite Hills-Harbison Canyon Subregional Community Plan.

Jeff Pasek commented that the development of a new Subregional Community Plan is a very important matter for the people of the Subregion; that it is not just another normal agenda item; and that a workshop on this with DPLU staff present might be needed. He noted that the Subregional General Plan can be more restrictive, but not less restrictive, than the General Plan.

Jack Vandover concluded the 2020 General Plan Update report by describing draft changes proposed to the "Case Sheets" used for providing official comments on proposed projects and other actions, and suggested the Group consider these at the June meeting.

<Chairman Wally Riggs reminded the Group that all Planning Group members are required to file a Form 700 Statement of Economic Interests annually; that this needed to be done as soon as possible; and he made available the required forms to anyone needing them. >

Item 4b. Committee Reports. Trails Committee. Lory Walls presented a map of proposed hiking and riding trail elements originated by the Jamul Trails Group and Sue Waters from the County Department of Parks and Recreation. Several of these trails in the Jamul Subregion could be connected to the trail network in the Crest-Dehesa-Granite Hills-Harbison Canyon Subregion if appropriate linkages could be adopted in this Subregion. Lory Walls moved that the Planning Group adds to its map of Subregional Hiking and Riding Trails linkages at 1) McGinty Mountain, and 2) the east side of Lawson Creek to join with trails in the Jamul Subregion (Lois Canyon, Fowler Canyon, Valle de Oro Water Tank, McGinty Ridge Trail and Sloane Ranch Truck Trail). The motion passed (10 yes; 1 no: Bretz; 0 abstain).

Item 7a. Unfinished Business. Consideration of applicants for Seat 9, Harbison Canyon. Chairman Riggs reported a public advertisement announcing the Seat 9 vacancy was run in the Gazette. He received one application from Mary Manning, a resident and registered voter of Harbison Canyon. Lory Walls moved that the Planning Group nominates Mary Manning for appointment by the Board of Supervisors to complete the remaining term of Seat 9. The motion passed (11 yes; 0 no; 0 abstain).

Item 7b. Unfinished Business. Renewal of Website host service. Mark Gabler reported that the Planning Group website host service expires on 15 May 2008, and that the cost

for a 1-year renewal of the service is \$95.40. Bill Bretz moved that the Planning Group approves continuing the website host service for another year, paying the \$95.40 cost by assessing each Planning Group member a \$6.50 share to be paid to Gabler to reimburse him for his payment of the annual bill. The motion passed (11 yes; 0 no; 0 abstain).

Item 8a. New Business. Acceptance of the resignation of Donna Mulholland from Seat 11, Harbison Canyon. Chairman Riggs informed the Group he received a letter of resignation from Donna Mulholland, Planning Group member filling Seat 11, Harbison Canyon. Wally Riggs moved that the Planning Group accepts with regret Donna Mulholland's resignation from Seat 11, and it declares Seat 11 vacant. The motion passed (11 yes; 0 no; 0 abstain).

<Phil Hertel moved adjournment at 2110 hours. The motion passed unanimously. >

Respectfully submitted, William L. Bretz (Secretary)